

Ward 6 At a Glance

Department of Regulatory Services 2017 Report



Table of Contents

1. Regulatory Services Vision and Purpose

2. Glossary

3. City of Minneapolis Profile

- Land Use, Licenses and Permits
- Enforcement

4. Demographics

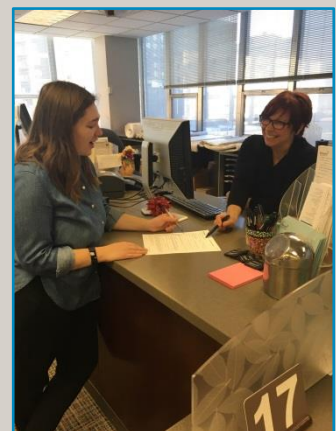
- Summary, Age & Language, Race
- Education, Household Income, Age of Units

5. Maps

- Rental Properties
- 2016 Conversions
- 2016 Change of Ownerships
- Tier 1 Rental Licenses
- Tier 2 Rental Licenses
- Tier 3 Rental Licenses
- Vacant Building Registration Properties
- Condemned Properties
- Conduct on Premise and Problem Properties
- Housing Violations
- 311 Service Requests
- Code Compliance & Traffic Control Citations
- Snow Emergency Citations
- Honey Bee Permits
- Chicken Coop Permits
- Dangerous Dogs

6. End Notes and Sources

7. Appendix: Tables



Regulatory Services Vision and Purpose

Strengthening communities by partnering with residents, neighborhoods and businesses to make the city safer, healthier and more inviting for all.

Animal Care & Control works with residents to create safe and healthy communities for people and animals by responding to animal complaints, enforcing dangerous animal violations, investigating crimes against animals, enforcing state and local laws pertaining to animal care and protection, enforcing health laws pertaining to animal related diseases, managing all animal related licenses and permits.



Code Compliance & Traffic Control provides services to residents and visitors of Minneapolis, including rush hour traffic management, support for special events, removal of illegally parked and abandoned vehicles, and emergency response.

Fire Inspection Services works to reduce the negative impact of fire and other related emergencies through community education, focused hazard mitigation, and code enforcement. They work with commercial properties and residential properties with four or more units.

Housing Inspection Services is responsible for rental licensing, nuisance condition abatement, and enforcement of the Housing Maintenance Code. Their focus is on residential properties with three or fewer units.



Glossary

Change of Ownership & Conversion

- A new property of a licensed rental property that has changed ownership.
- Conversions refer to properties that have been converted from owner-occupied to a rental licensed property.

Chicken Coop & Honey Bee Permits

- Permits are required to own chickens or honey bees in the City of Minneapolis. These permits help residents stay informed about where animals reside in the city while helping the City to keep people safe.

Condemned

- Refers to a building that has been deemed unsafe to live in.
- May be condemned when any of the following conditions are present:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued
 - There is a housing hygiene problem as determined by Housing Inspection Services Division

Conduct on Premise

- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows Minneapolis to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impact neighbors.

Dangerous Dogs

- Domestic animals which have bitten or demonstrated aggression must be investigated to determine if it is a threat to the public's safety and should be declared "dangerous".
- Declarations are determined based on the severity of the incident, including serious bites and unprovoked aggressive behavior.

Pet Licenses

- All cats and dogs over four months of age are required to be licensed and wear collars with the license tags attached. Ferrets are also required to be licensed. Failure to license an animal may result in the issuance of an administrative citation.

Problem Properties Unit (PPU)

- Refers to the case management team within the Housing Inspection Services Division charged with identifying the City's most challenging properties and developing an action plan to resolve their issues.
- PPU tracks and manages boarded, vacant and condemned housing.

Property

- A property is defined as the unique building with an address. Past reports defined a property as a parcel address but this report focuses on unique buildings. There can be several parcel addresses on one building.

Rental Licenses

- Refers to all rental dwellings and dwelling units, including rented single-family homes and rented dwelling units in owner-occupied homes, as well as rented condominiums, rented townhouses and leasehold cooperative dwelling units.
- Certain dwellings are exempt including owner-occupied dwelling units in a cooperative, condominium or townhouse building, hotels, convents, monasteries, licensed nursing homes, licensed board and care homes, parsonages, parish houses, manses and rectories, hospitals and public housing are also exempt.

Tier Rental Licensing

- The tier system categorizes rental properties based on the level of City services required to manage it over a 24-month lookback.
- Tiers are evaluated annually, reviewing property conditions and management.
- A designated is assigned to the rental license. The tier is provided in each annual rental license bill. Tier 3 properties will pay the highest fee and have more frequent rental license inspections while tier 1 properties pay the least and receive less frequent rental license inspections.

Traffic Control Citations

- Citations are enforcement actions taken if traffic-related requirements are violated. Common issues include unpaid meters, snow emergency towing and abandoned vehicles.

Vacant Building Registry

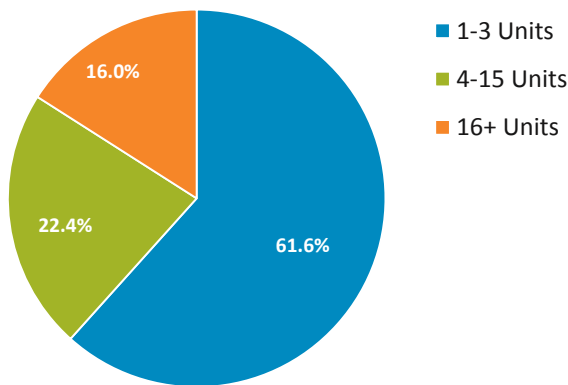
- Refers to the City's Vacant Building Registry (VBR), which is a list of all properties that meet any of the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

***To search the detailed City of Minneapolis Ordinance page, please visit:**
https://www.municode.com/library/mn/minneapolis/codes/code_of_ordinances

Ward 6 Profile: Land Use, Licenses and Permits

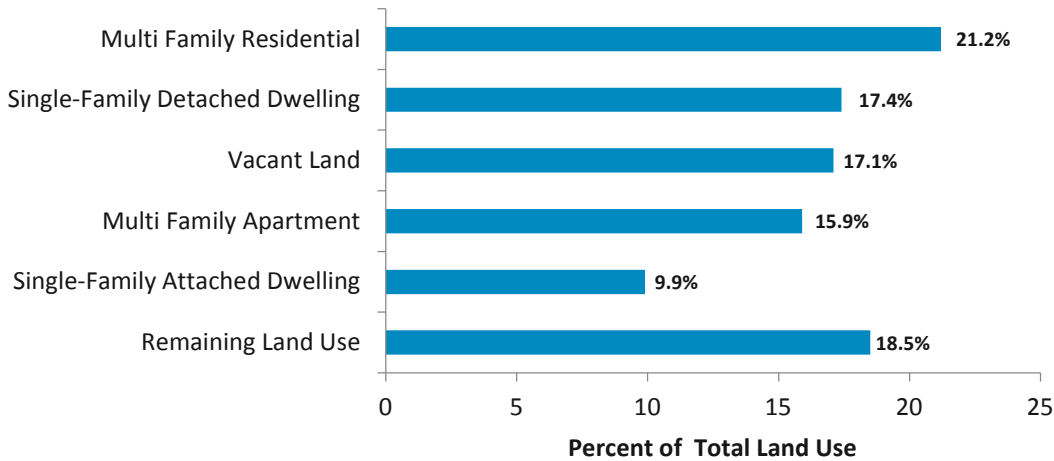
This data helps to understand and see patterns in how land is used, what type of rental housing stock exists and what species of animals live in Minneapolis. The department’s licensing and permitting processes help ensure that people and animals live in a safe, healthy environment.

Licensed Rental Properties by Units



Rental License Overview	
Total Rental Licenses	1,078
Tier 1 Licenses	973
Tier 2 Licenses	87
Tier 3 Licenses	18
Total Properties Licensed	983
Total Units Licensed	11,265
Average Units per Property	11.5
Rental Residential Properties ¹	44.0%
Properties with Conversions ²	23
Properties with Change of Ownerships ²	29

Land Use by Properties



Active Animal Care & Control Licenses and Permits



2 Chicken
Coop permits



4 Honey
Bee
Permits

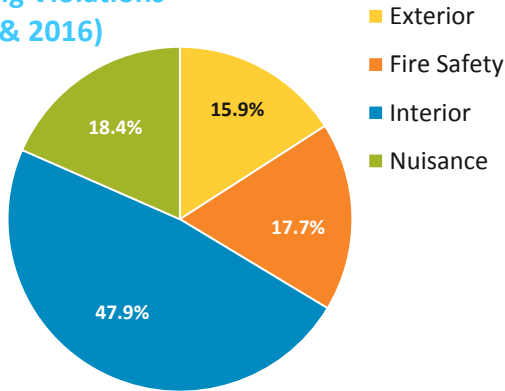


294 Pet
Licenses

Ward 6 Profile: Enforcement

This data highlights the main enforcement efforts undertaken by Regulatory Services to keep residents and pets safe. Enforcement focuses on housing conditions, property management practices, parking violations, and animal related issues.

Housing Violations (2015 & 2016)

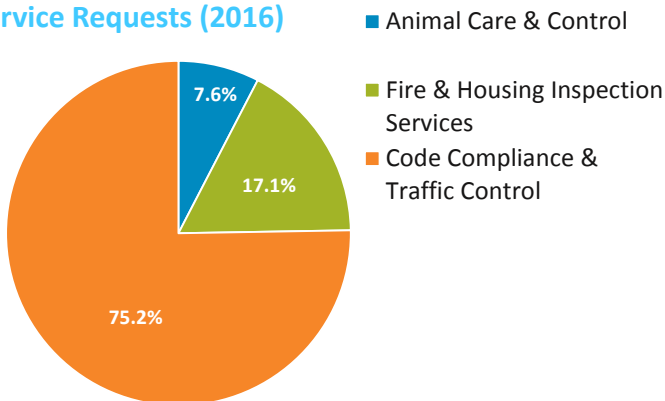


Code Compliance & Traffic Control Citations (2016)

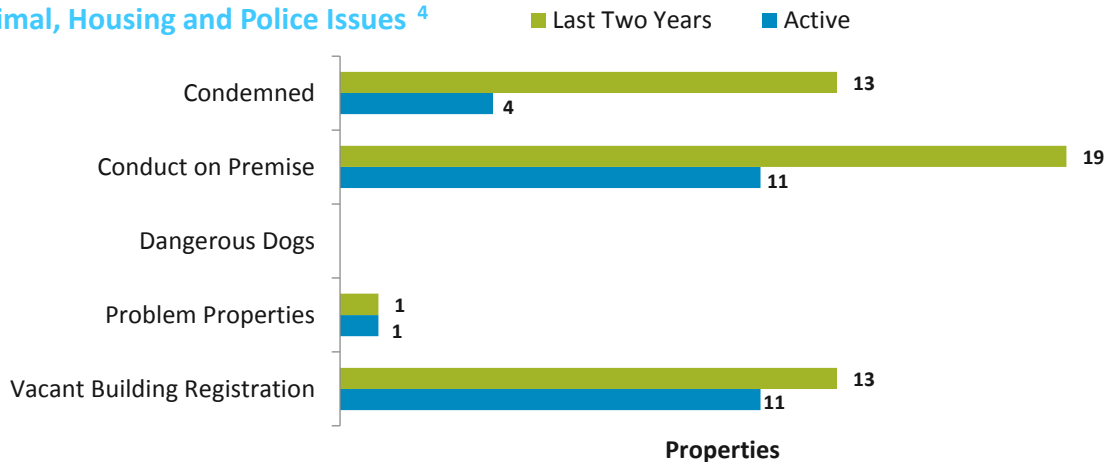


21,136 total citations with 9.8% related to snow emergencies³

311 Service Requests (2016)



Animal, Housing and Police Issues⁴

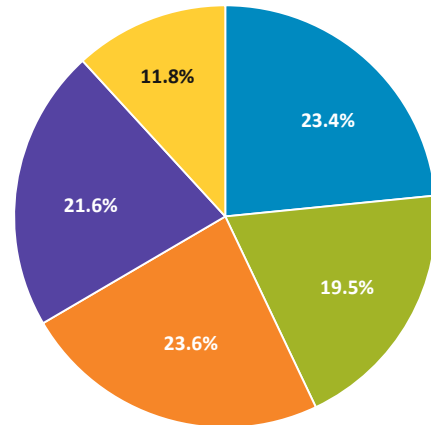


Ward 6 Profile: Demographics

This data provides background information about residents in Minneapolis such as age, gender, race, income and other characteristics. It is helpful to know the demographic composition of communities so the department can engage with residents in meaningful ways. ⁵

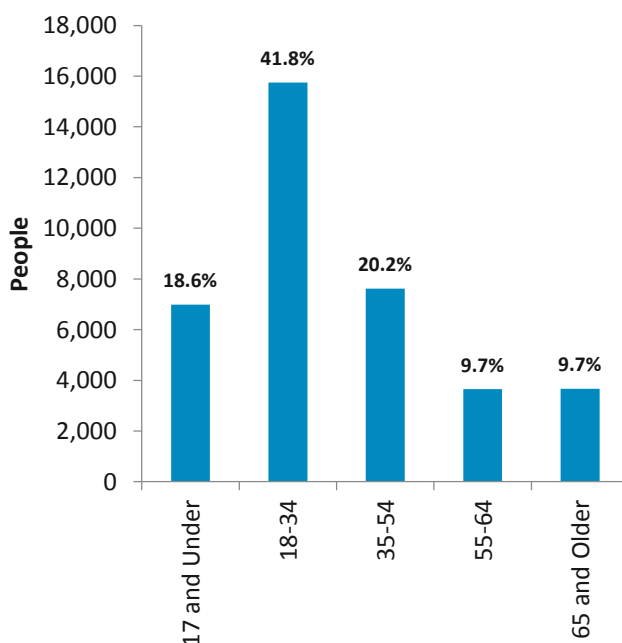
Demographic Summary		
	Number	Percent
Total Population	37,663	100%
Language	Number	Percent
Speaks Language other than English	12,990	37.4%
Speaks Only English	21,748	62.6%
Ethnicity	Number	Percent
Foreign Born	11,098	29.5%
Native Born	26,565	70.5%

Education

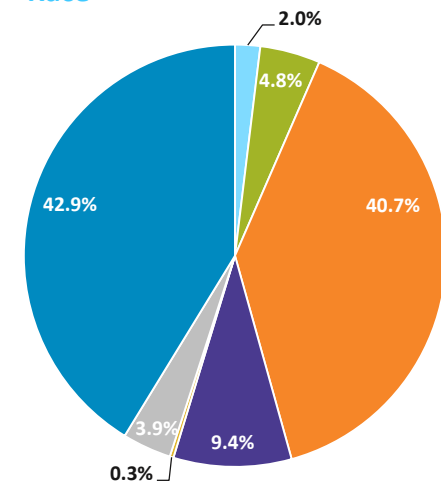


- Less than a High School Degree
- High School Degree
- Some College or Associates Degree
- Bachelors Degree
- Graduate or Professional Degree

Age



Race

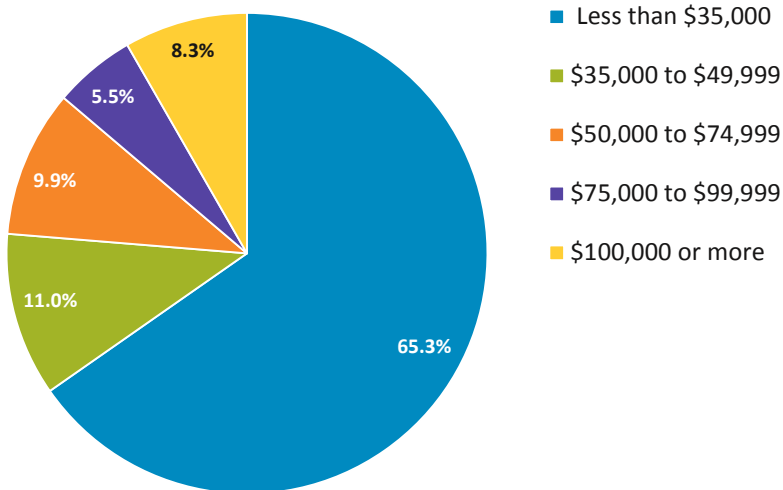


- American Indian or Alaskan Native
- Asian or Pacific Islander
- Black or African American
- Hispanic or Latino
- Other
- Two or More
- White

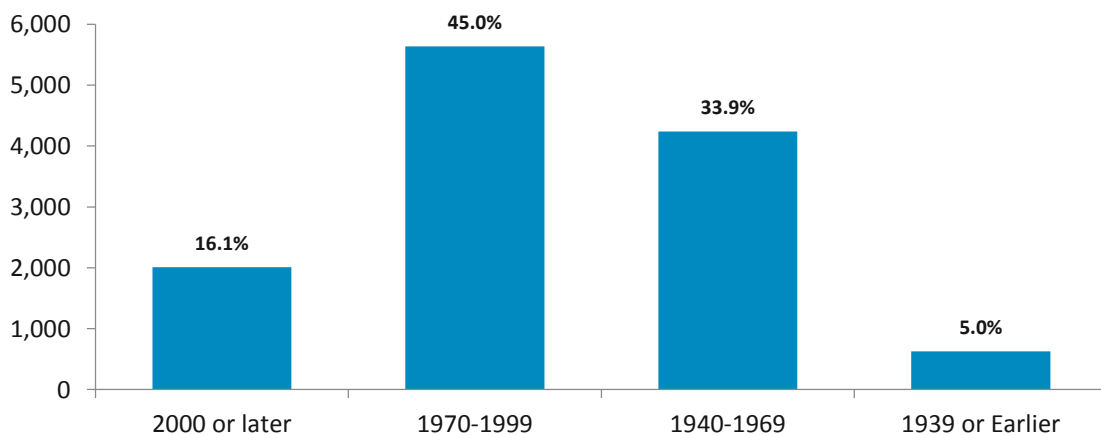
Ward 6 Profile: Demographics

Demographic Summary		
Housing	Number	Percent
Total Units	18,841	100%
Occupied Housing Units	17,301	91.8%
Total Cost-Burdened Households ⁶	8,782	52.7%

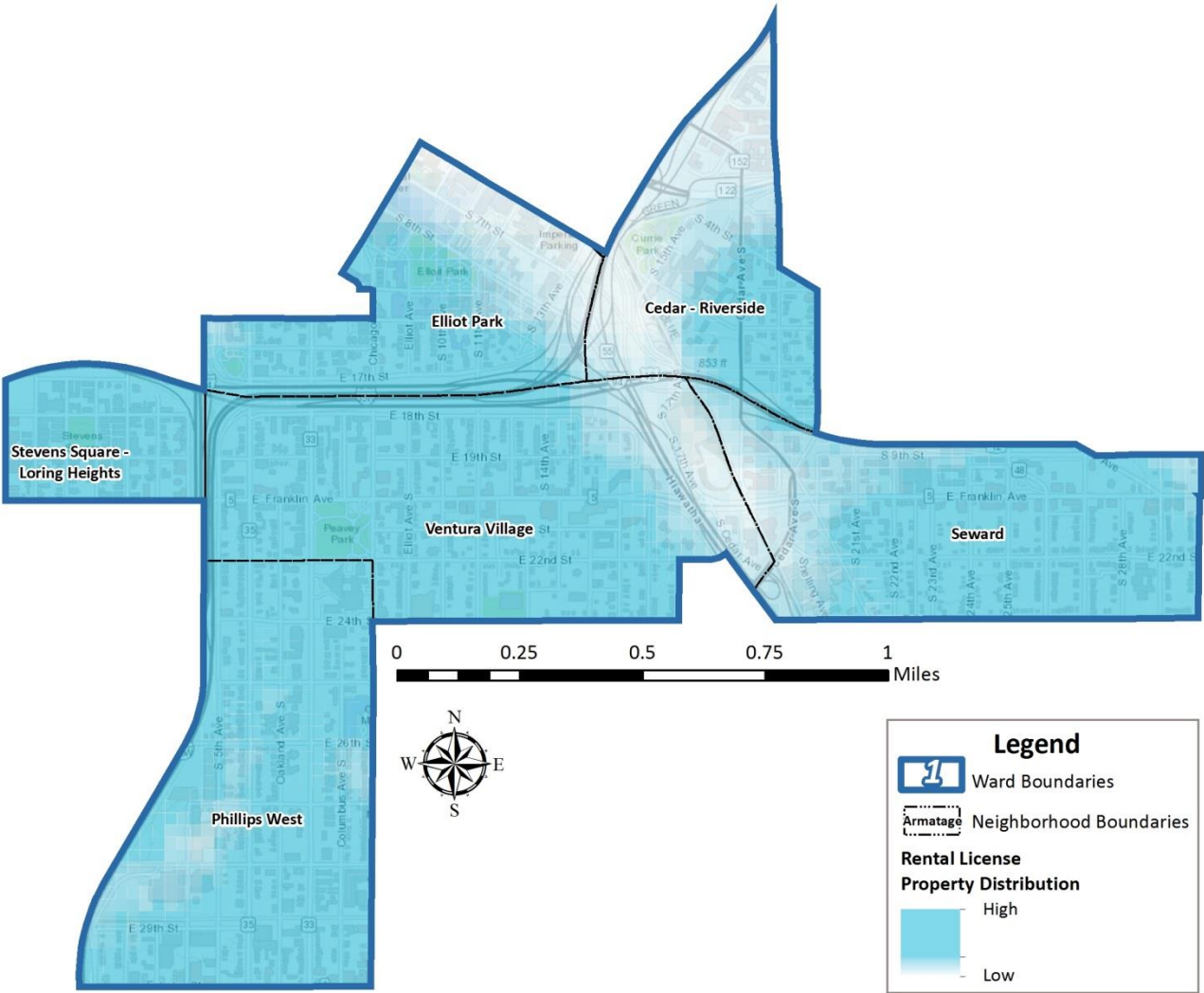
Household Income



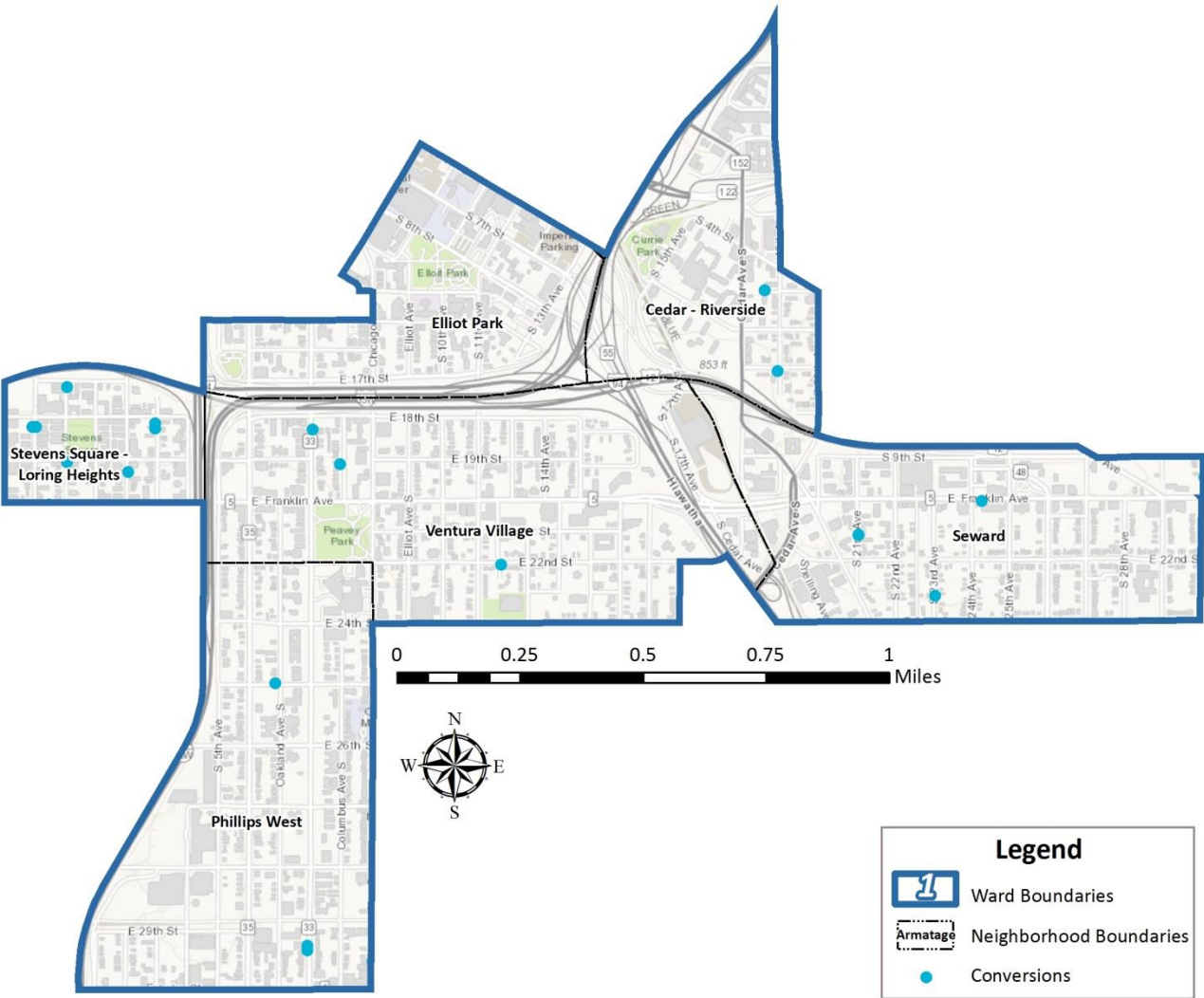
Year of Built Units



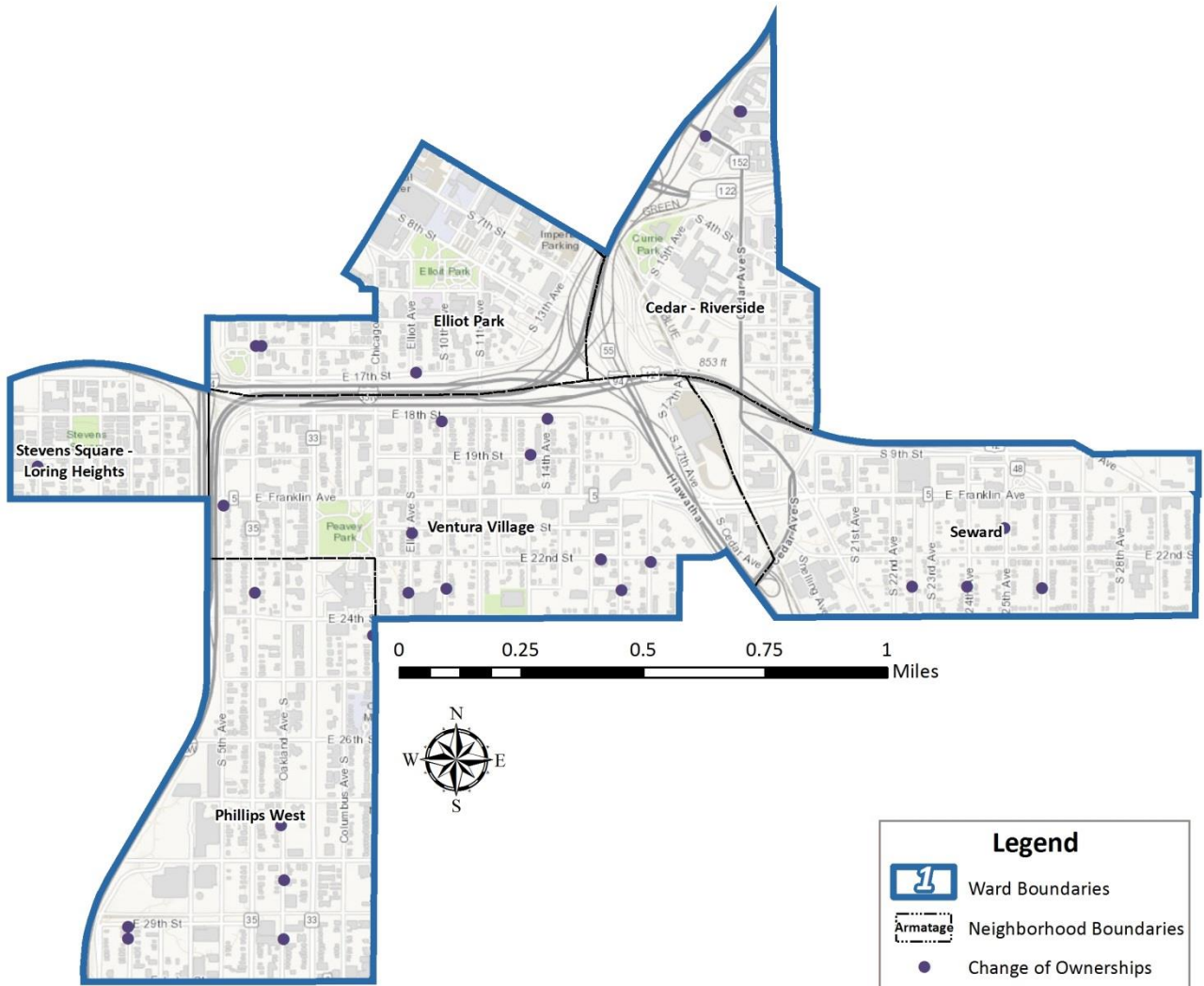
Rental Properties



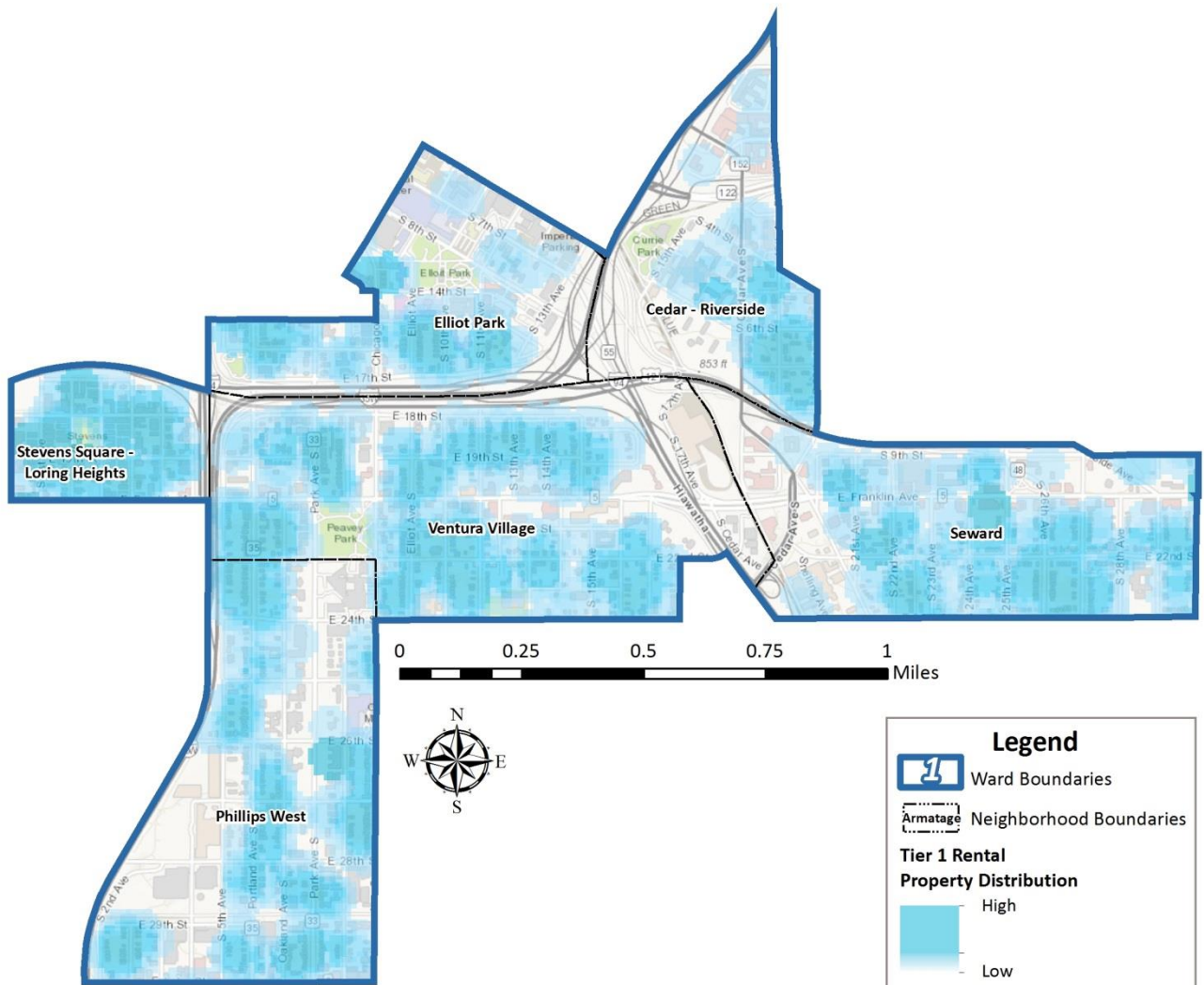
2016 Conversions



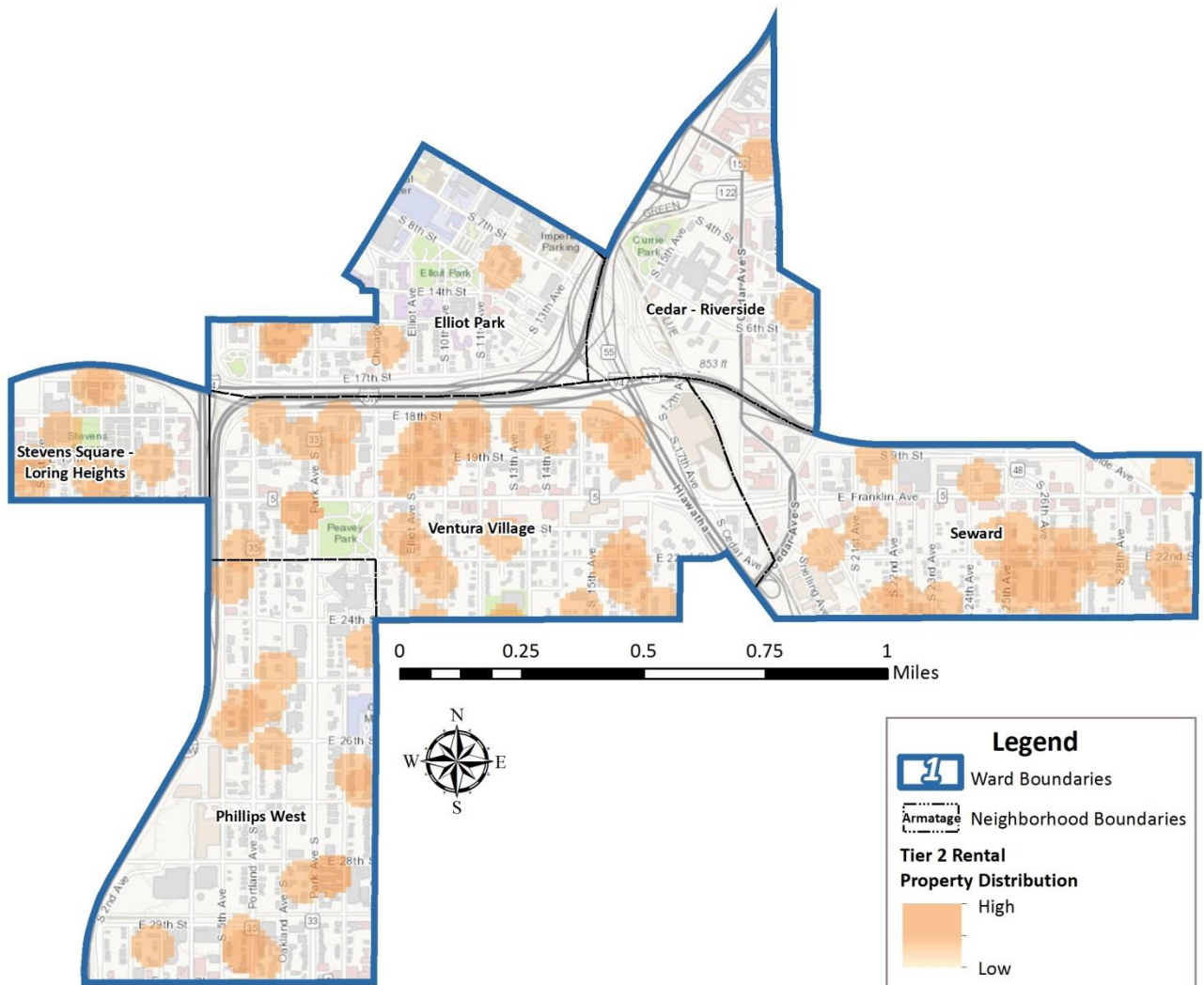
2016 Change of Ownerships



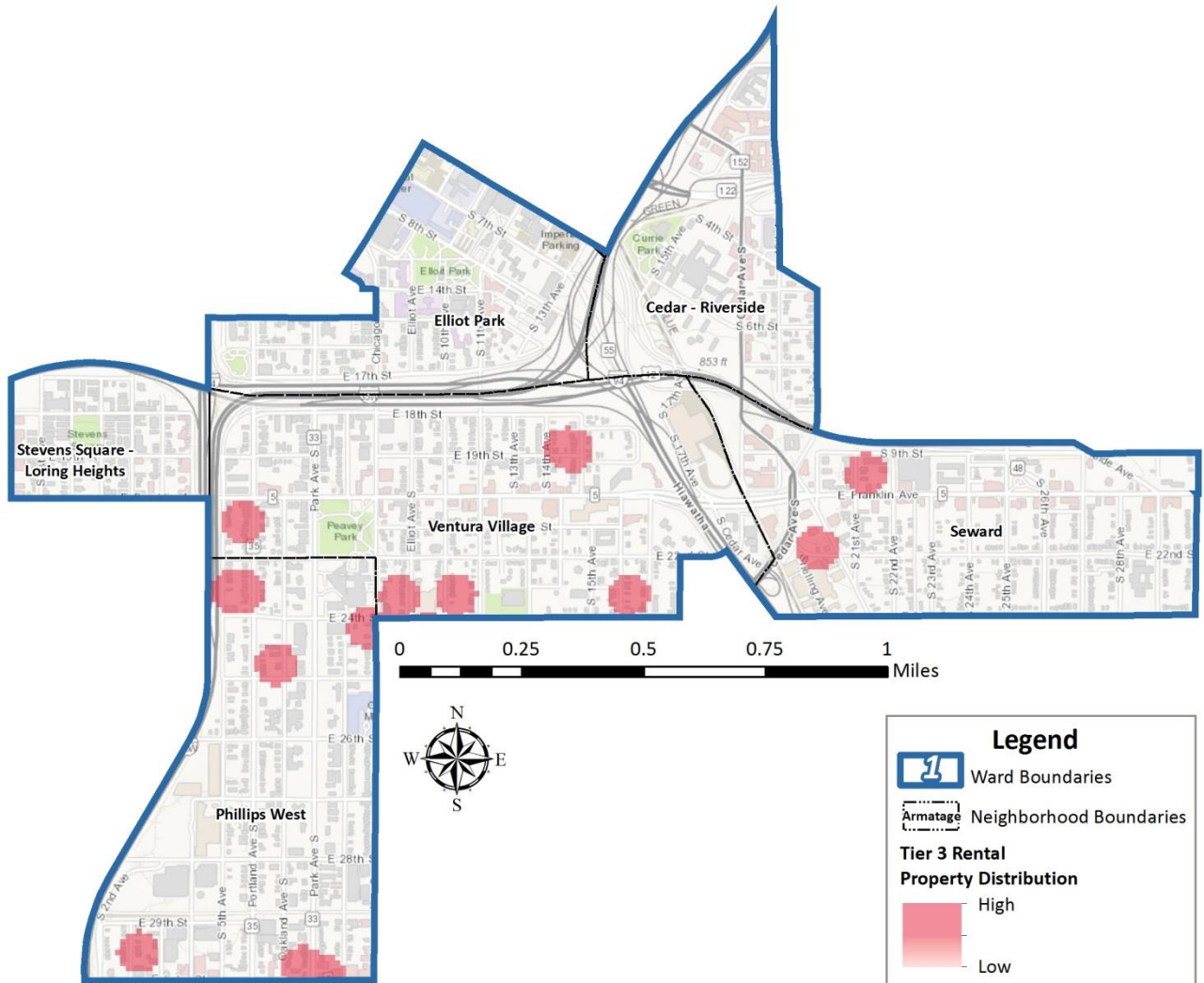
Tier 1 Rental Licenses



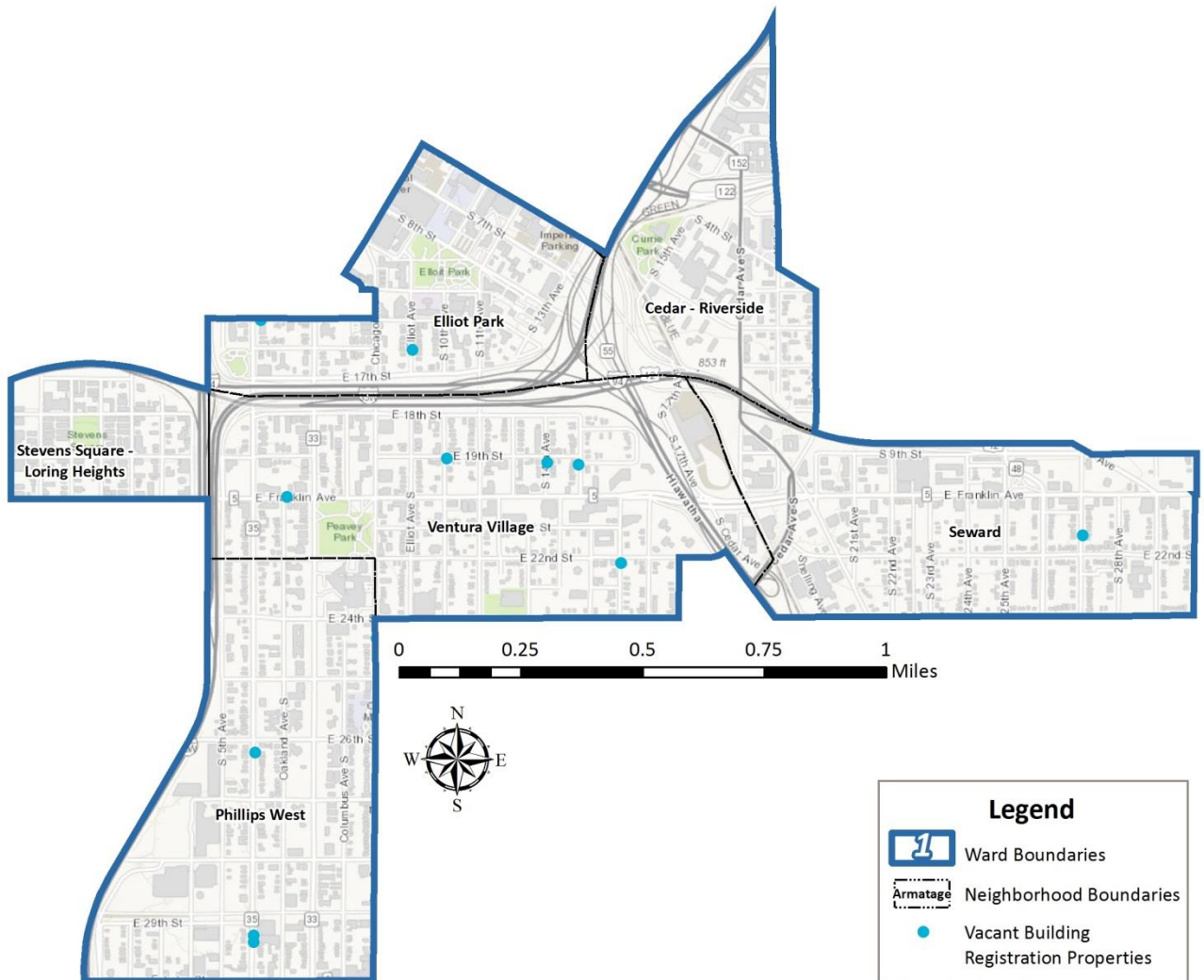
Tier 2 Rental Licenses



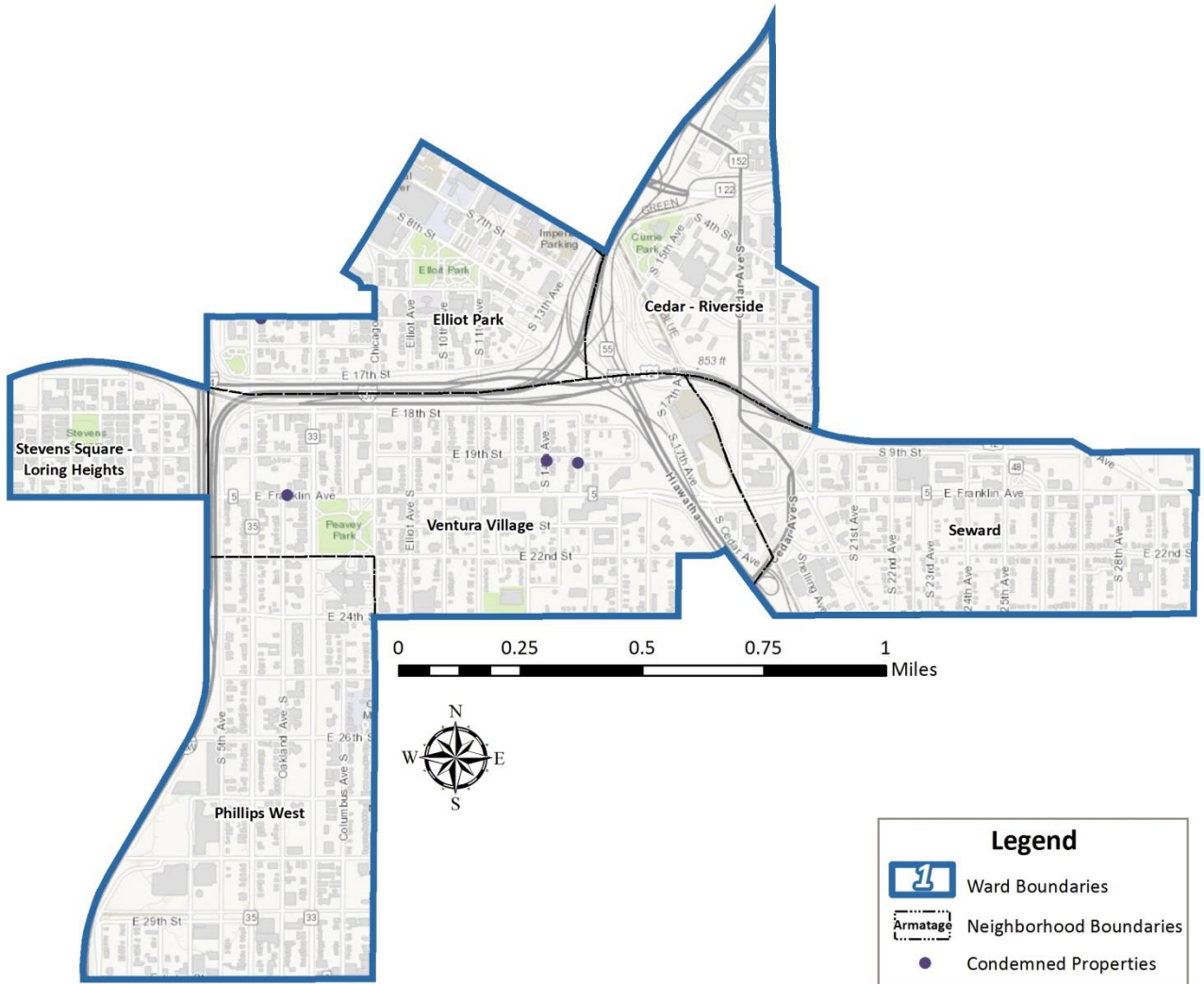
Tier 3 Rental Licenses



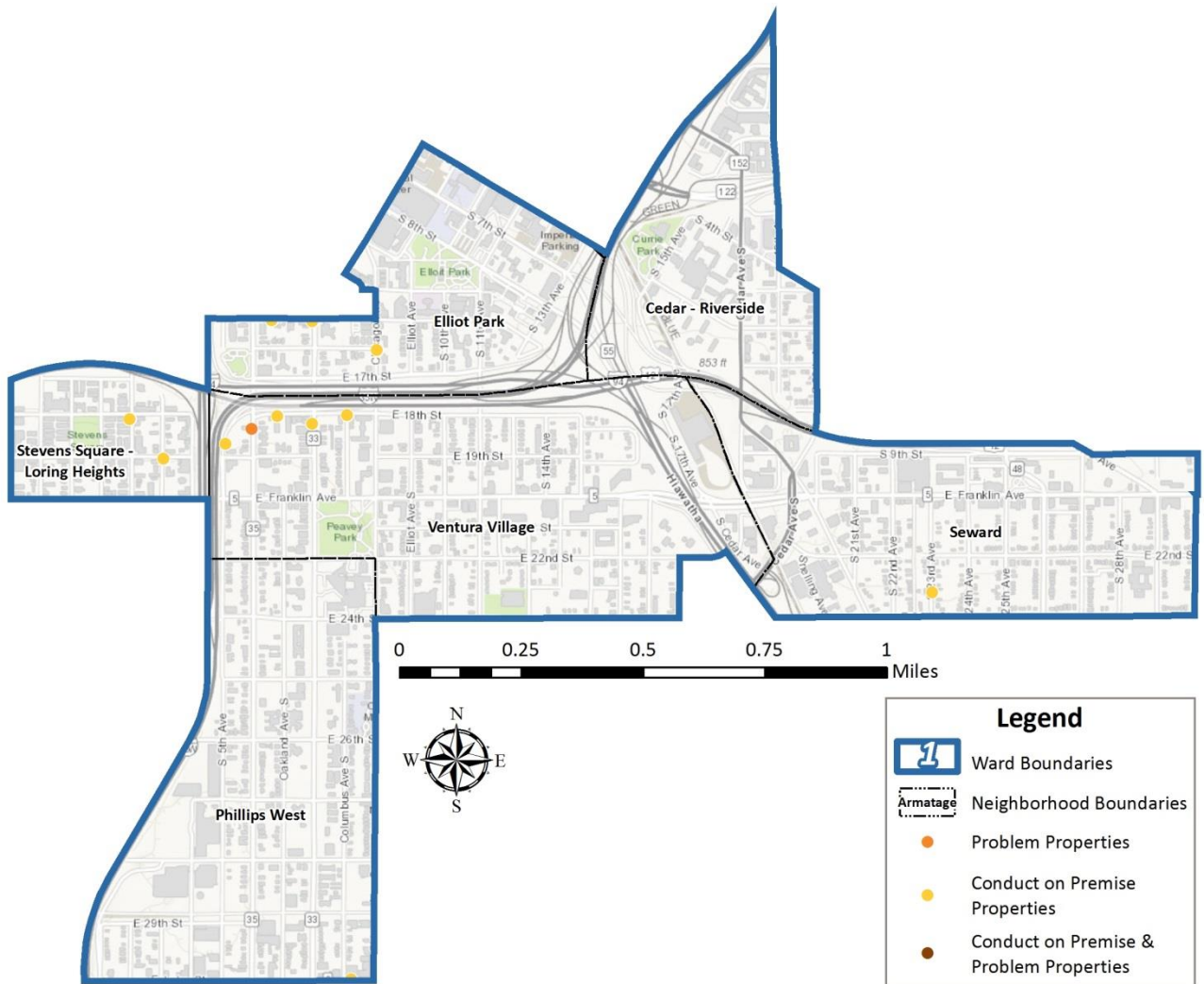
Vacant Building Registration Properties



Condemned Properties



Conduct on Premise and Problem Properties



1

Stevens Square - Loring Heights

Elliot Park

Cedar - Riverside

Ventura Village

Seward

Phillips West

0 0.25 0.5 0.75 1 Miles

N
W E
S

Legend

1 Ward Boundaries

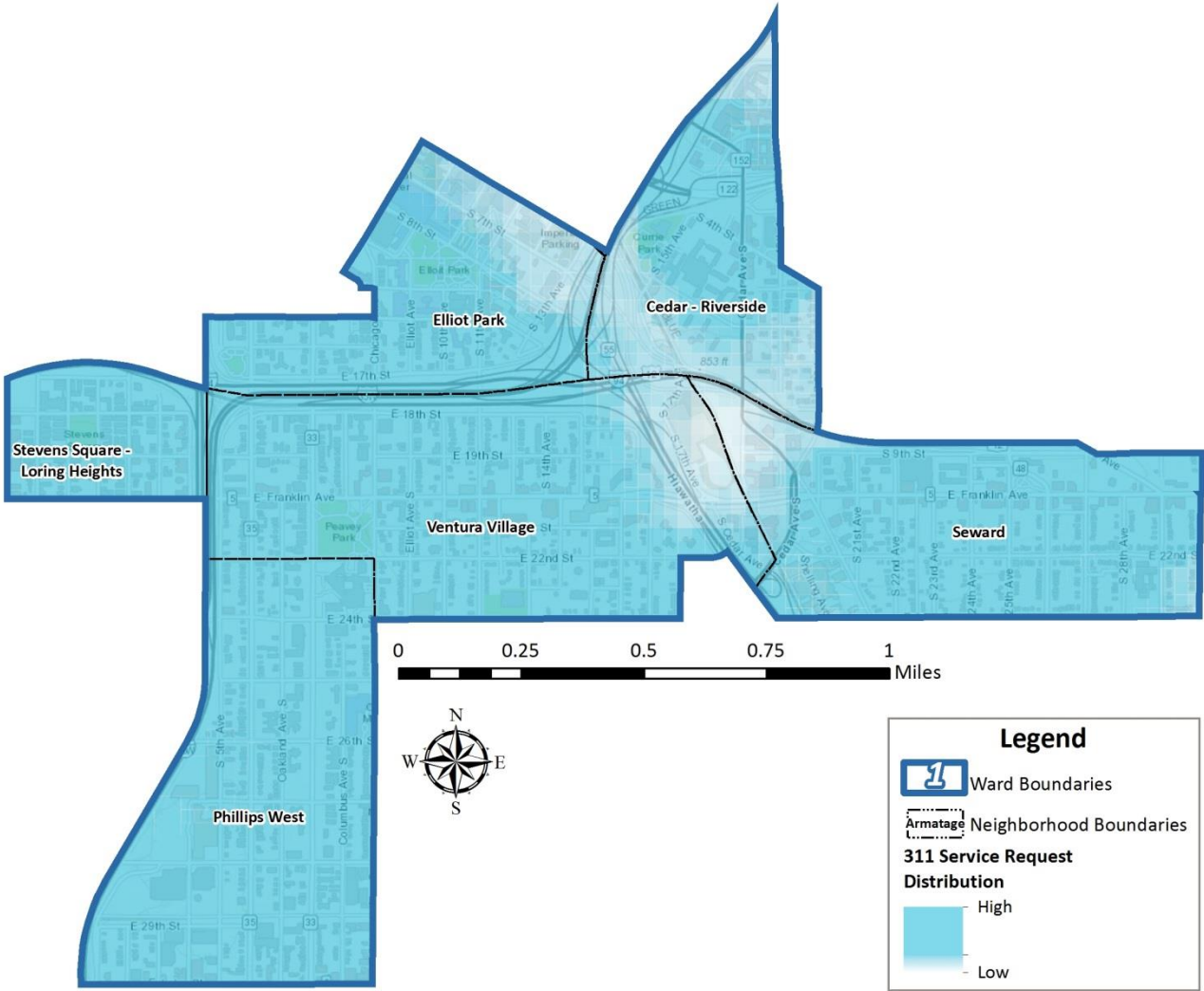
Armatage Neighborhood Boundaries

Number of Housing Code Violations

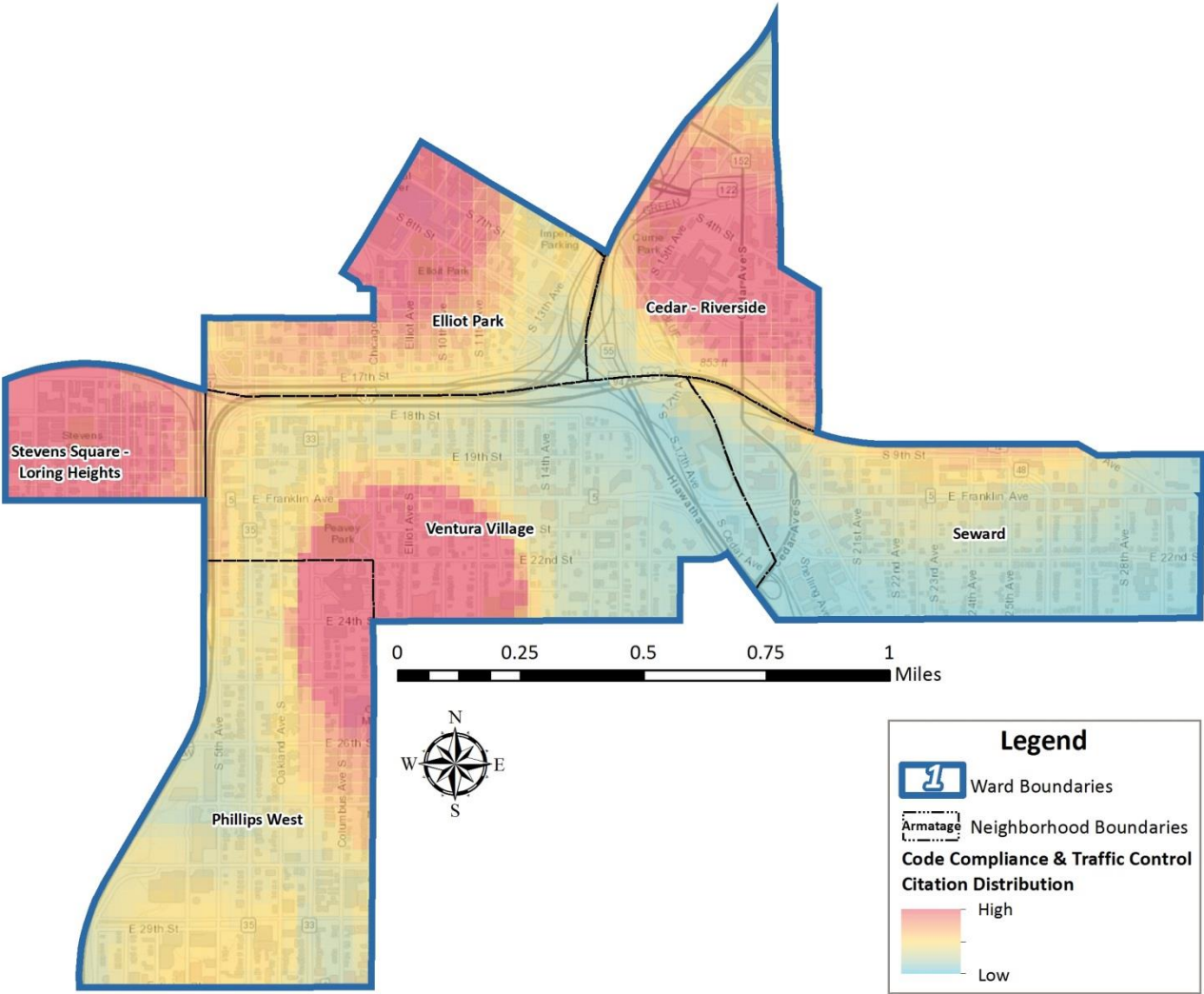
High

Low

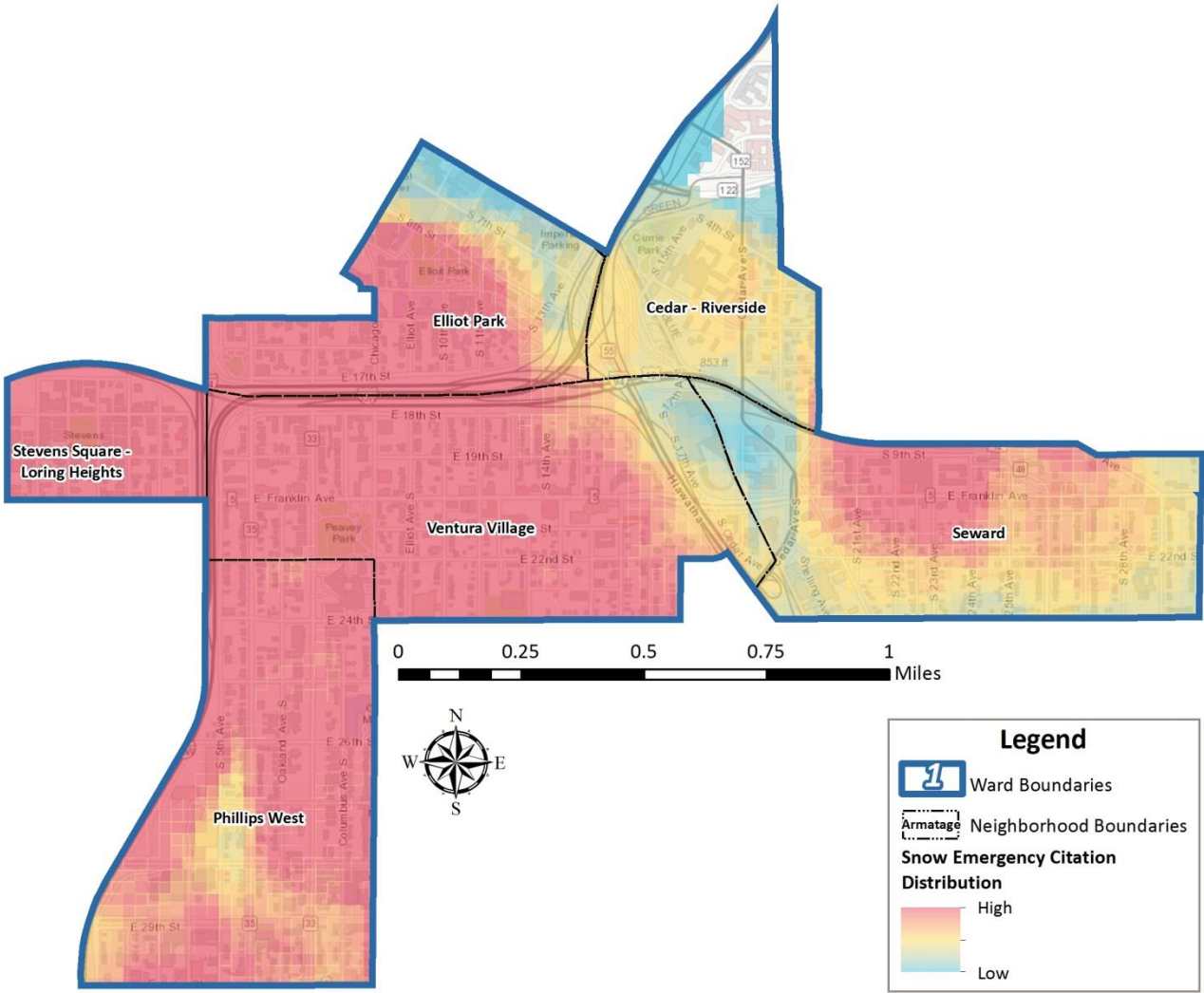
2016 311 Service Requests



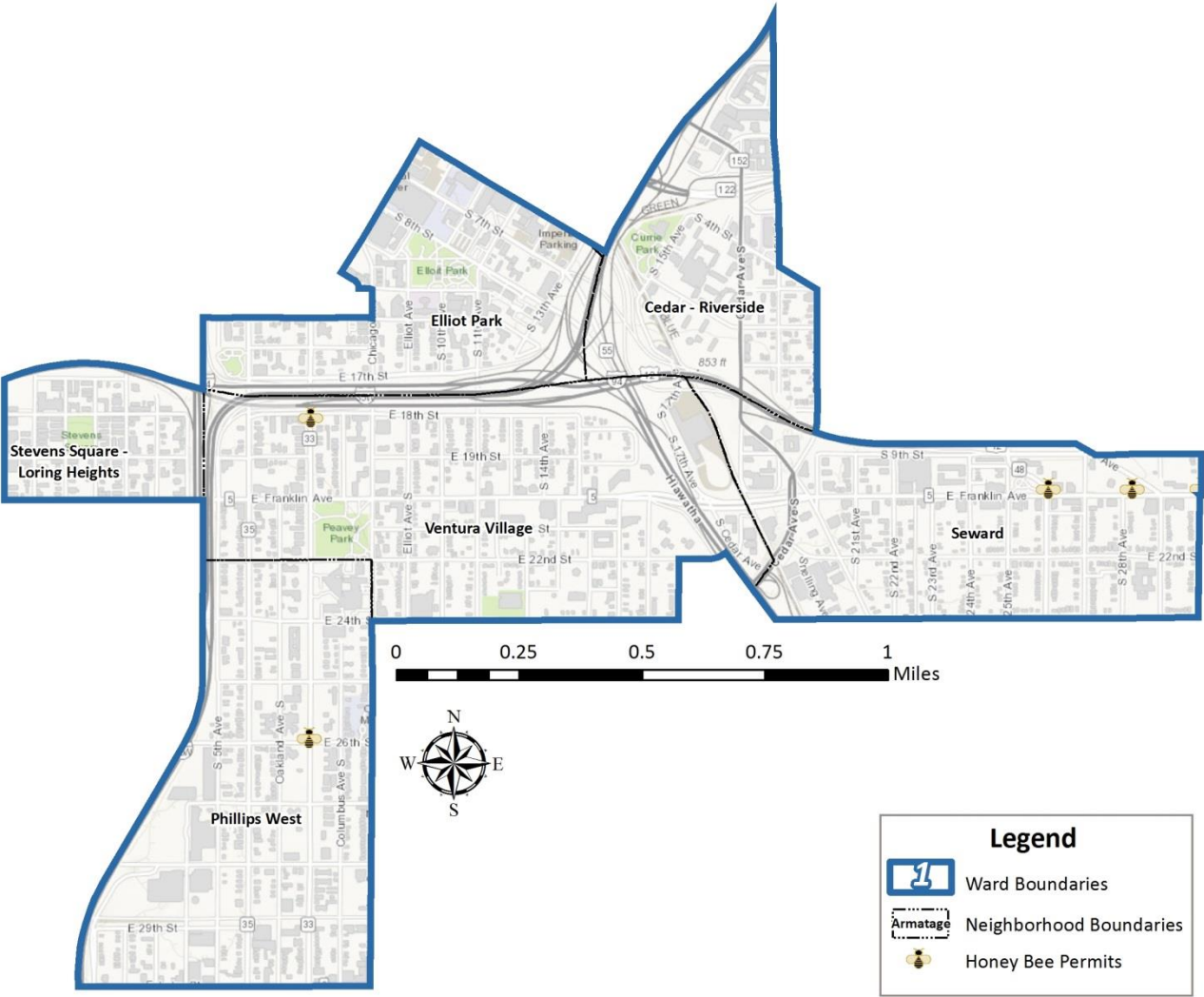
Code Compliance & Traffic Control Citations



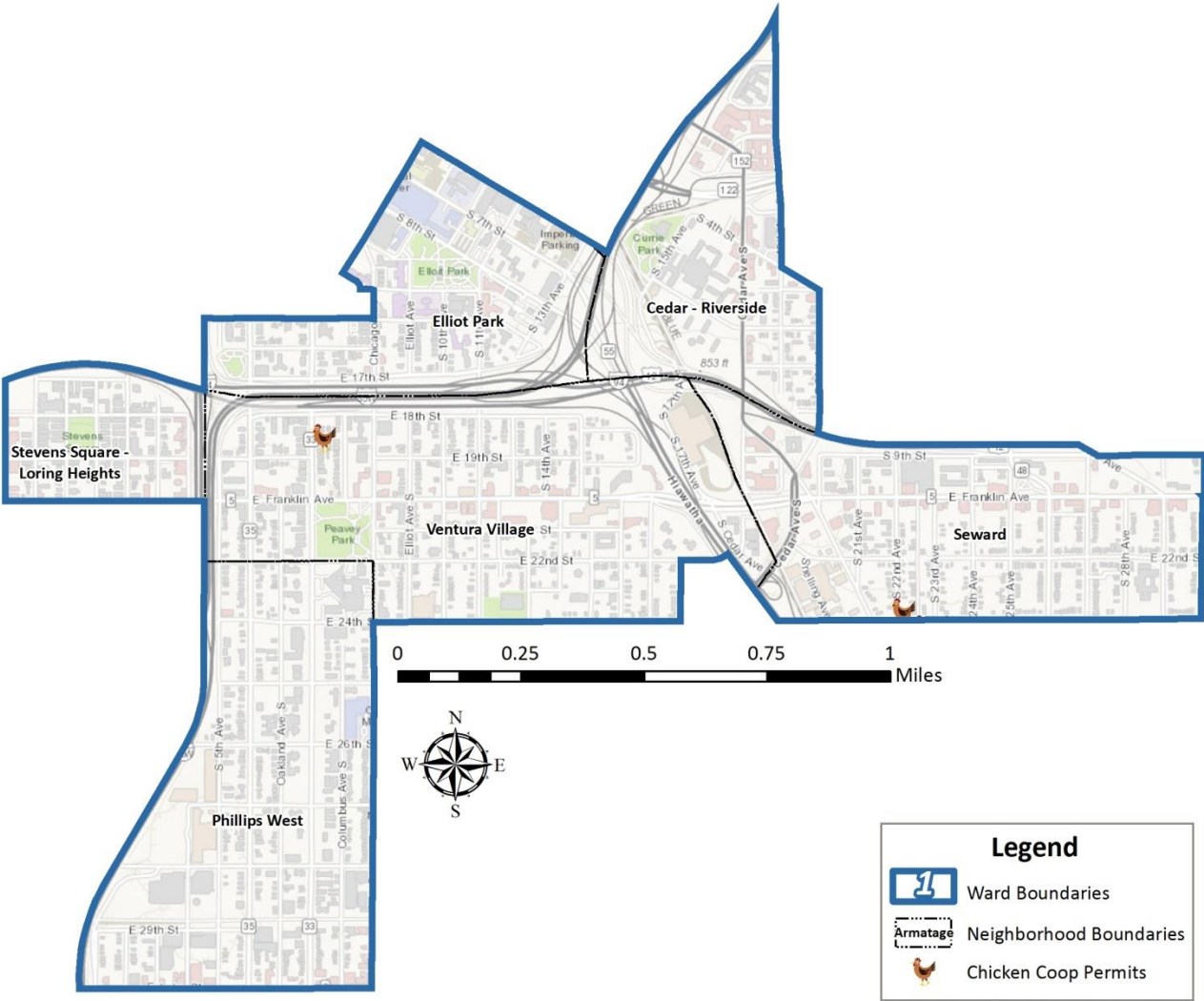
Snow Emergency Citations



Honey Bee Permits



Chicken Coop Permits



End Notes

¹The proportion of total rental residential properties took the total rental licensed properties out of all residential properties defined by the Assessor's Land Use data. Residential land use is defined as group residence; mixed office, retail, residential, etc.; multi-family apartment; multi-family residential; single-family attached dwellings as well as single-family detached dwellings.

²Change of ownership and conversion rental license data in the report only includes instances that were reported and enforced by our department. Please visit the Minneapolis Code of Ordinances, Chapter 244.1870 for more details.

³Snow emergency citations are only for the 2016 calendar year.

⁴Condemned Properties in this report include condemnations for boarded buildings, lack of maintenance, lack of utilities, and poor health conditions. Past reports only included condemnations for boarded buildings.

⁵ The demographic data provided aggregates data by neighborhoods within Ward 6 including Cedar-Riverside, Elliot Park, Phillips West, Seward, Steven's Square-Loring Heights, and Ventura Village . Cedar-Riverside, Elliot Park, Seward, and Steven's Square-Loring Heights neighborhoods are not entirely in Ward 6..

⁶ The American Community Survey used 16,662 different households to calculate the proportion of cost-burdened households in Ward 6 neighborhoods. Cost-burdened households are defined by the United States Census Bureau as households that spend at least 30% of annual household income on household costs

Sources

Demographic data was compiled by [Minnesota Compass](#) and comes from the 2010 Census as well as the 2011-2015 American Community Survey.

All active City of Minneapolis data is as of January 1, 2017. This includes:

- Animal Care & Control data
- City Assessor's Land Use data
- Condemned properties
- Conduct on Premise properties
- Dangerous Dog properties
- Problem Properties
- Rental licenses with associated rental licensed properties and units
- Vacant Building Registration properties

Additional City of Minneapolis data and the respective timeframes include:

- 311 Service Requests – 2016
- Code Compliance & Traffic Control citations - 2016
- Condemned properties - 2015 & 2016
- Conduct on Premise properties - 2015 & 2016
- Conversion and change of ownership properties- 2016
- Housing violation data - 2015 & 2016
- Problem Properties - 2015 & 2016
- Vacant Building Registration properties - 2015 & 2016

Appendix: Tables

Land Use, Licenses and Permits

Land Use by Properties		
Land Use	Total	Percent
Bar, Restaurant, Club, or Entertainment	35	1.1%
Community Work Shop	33	1.0%
Common Area	21	0.6%
Garage or Miscellaneous Residential	20	0.6%
Group Residence	57	1.7%
Industrial Warehouse, Factory or Workshop	17	0.5%
Institution, School, or Church	73	2.2%
Miscellaneous	7	0.2%
Mixed Office, Retail, and Residential	81	2.5%
Multi Family Apartment	519	15.9%
Multi Family Residential	691	21.2%
Office	113	3.5%
Public Accommodations	1	0.03%
Retail	104	3.2%
Single -Family Attached Dwelling	322	9.9%
Single-Family Detached Dwelling	566	17.4%
Sport or Recreation Facility	20	0.6%
Utility	4	0.1%
Vacant Land	557	17.1%
Vacant Land Community Garden	8	0.2%
Vehicle Related Use	13	0.4%
Grand Total:	3,262	100.0%

Licensed Rental Properties by Units		
Units	Properties	Percent
1 Unit	261	26.6%
2 Units	271	27.6%
3 Units	74	7.5%
4-5 Units	119	12.1%
6-10 Units	69	7.0%
11-15 Units	32	3.3%
16-20 Units	39	4.0%
21-30 Units	47	4.8%
31+ Units	71	7.2%
Grand Total:	983	100.0%

2016 Conversions and Change of Ownerships	
Properties with Conversions ²	23
Properties with CHOWNs ²	29

Animal Care and Control Active Licenses and Permits	
Chicken Coop Permits	2
Honey Bee Permits	4
Pet Licenses	294

Appendix: Tables

Enforcement

311 Service Requests (2016)		
Requests	Total	Percent
Animal Care & Control	175	7.6%
Fire & Housing Inspection Services	394	17.1%
Code Compliance & Traffic Control	1,729	75.2%
Grand Total:	2,298	100.0%

Housing Violations (last two years)		
Type of Violations	Properties	Violations
Exterior	271	669
Fire Safety	281	746
Interior	458	2,017
Nuisance	467	775
Grand Total:	835	4,207

Properties with Animal, Housing and Police Issues		
Issue	Active	Last Two Years
Condemned	4	13
Conduct on Premise	11	19
Dangerous Dogs	0	-
Problem Properties	1	1
Vacant Building Registration	11	13

Code Compliance & Traffic Control Citations (2016)		
Type of Citations	Number	Percent
Snow Emergency	2,070	9.8%
Non-Snow Emergency	19,066	90.2%
Grand Total:	21,136	100%

Appendix: Tables

Demographics

Age, Gender and Language		
Population	Number	Percent
Total Population	37,663	100%
Age		
17 and Under	6,991	18.6%
18-34	15,747	41.8%
35-54	7,619	20.2%
55-64	3,647	9.7%
65 and Older	3,660	9.7%
Gender		
Female	18,436	49.0%
Male	19,227	51.0%
Language		
Speaks only English	21,748	62.6%
Speaks Language other than English	12,990	37.4%

Housing		
Units	Number	Percent
Total Units	18,841	100.0%
Occupancy of Units		
Occupied Housing Units	17,301	91.8%
Vacant Housing Units	1,540	8.2%
Age of Units		
Units Built: 2000 or later	2,012	16.1%
Units Built: 1970-1999	5,634	45.0%
Units Built: 1940-1969	4,237	33.9%
Units Built: 1939 or Earlier	628	5.0%

Race and Ethnicity		
Race	Number	Percent
American Indian or Alaskan Native	711	2.0%
Asian or Pacific Islander	1,739	4.8%
Black or African American	14,754	40.7%
Hispanic or Latino	3,407	9.4%
Other	96	0.3%
Two or More	1,422	3.9%
White	15,533	42.9%
Ethnicity		
Foreign Born	11,098	29.5%
Native Born	26,565	70.5%

Education and Household Income		
Education	Number	Percent
Less than a High School Degree	5,503	23.4%
High School Degree	4,587	19.5%
Some College or Associates Degree	5,547	23.6%
Bachelors Degree	5,083	21.6%
Graduate or Professional Degree	2,773	11.8%
Household Income		
Less than \$35,000	11,300	65.3%
\$35,000 to \$49,999	1,910	11.0%
\$50,000 to \$74,999	1,720	9.9%
\$75,000 to \$99,999	946	5.5%
\$100,000 or more	1,430	8.3%
Total Cost-Burdened Households	8,782	52.7%